

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICH OCCURS LATER.

*Kyle A. Sand*  
OWNER

**CITY OF CONCORD DEVELOPMENT STANDARDS**

**MINIMAL LOT SIZE:**  
10,000 SQ. FT.

**PRINCIPAL SETBACKS:**  
FRONT = 25'  
SIDE = 10'  
REAR = 25'

**ZONED:** RM-2

**CERTIFICATE OF FEE PAYMENT**

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 4, MAP 2 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

1-29-07 *Tom Kline*  
DATE FINANCE DIRECTOR

**CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL**

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE GLENGROVE SUBDIVISION PHASE 1, PHASE 4, MAP 2.

1-23-07 *William S. ...*  
DATE DIRECTOR OF ELECTRIC SYSTEMS

**CERTIFICATE OF FINAL PLAT APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 4, MAP 2 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION/ADMINISTRATION WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 1-29-07.

1-29-07 *Tom Kline*  
DATE DEVELOPMENT REVIEW DIRECTOR

**LINE TABLE**

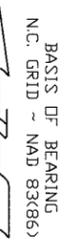
LINE	LENGTH	BEARING
L1	147.39'	N15°27'37"E
L2	90.01'	S75°31'16"E
L3	92.71'	S75°31'16"E
L4	164.26'	S75°31'16"E
L5	31.96'	N19°43'16"E
L6	202.19'	N19°43'16"E
L7	63.63'	N19°43'16"E
L8	68.96'	N20°05'10"E
L9	83.48'	S63°22'59"E
L10	46.25'	S66°15'43"E
L11	53.87'	N60°24'21"E
L12	64.75'	S63°22'59"E
L13	92.71'	S63°22'59"E
L14	76.68'	N71°29'44"E
L15	82.20'	N66°06'20"W
L16	56.66'	N66°06'20"W
L17	70.78'	S60°21'59"W
L18	135.00'	S29°38'01"E
L19	73.60'	S05°45'34"W
L20	135.00'	S29°38'01"E
L21	102.01'	S60°21'59"W
L22	120.11'	S60°21'59"W
L23	99.98'	S77°07'00"W
L24	32.51'	S59°25'53"E
L25	73.98'	N15°15'42"E
L26	132.50'	N75°55'08"W
L27	61.05'	N64°15'30"W
L28	160.42'	N15°27'37"E
L29	59.34'	N74°32'23"W
L30	128.88'	N15°27'37"E
L31	134.12'	N23°54'27"E
L32	191.25'	N62°36'55"E
L33	119.59'	S62°06'06"E
L34	115.58'	S12°49'25"E
L35	143.55'	S15°27'37"W
L36	92.62'	S01°15'49"W
L37	73.27'	N15°27'37"E
L38	59.34'	S74°32'23"W
L39	149.52'	S15°27'37"W
L40	60.00'	S74°32'23"E
L41	73.27'	S15°27'37"W
L42	132.66'	S08°59'47"E
L43	22.87'	S74°32'23"E
L44	52.56'	N60°21'59"E
L45	145.59'	N16°30'42"W
L46	9.93'	N60°21'59"E
L47	188.38'	N01°23'23"W
L48	219.89'	S05°35'00"W
L49	132.27'	N74°32'23"W
L50	66.27'	S15°27'37"W
L51	145.86'	N74°32'23"W
L52	52.38'	S05°35'00"W
L53	75.00'	S15°27'37"W
L54	132.81'	N74°32'23"W
L55	76.13'	S05°35'00"W
L56	75.00'	S15°27'37"W
L57	91.39'	S05°35'00"W
L58	60.00'	S15°27'37"W
L59	82.87'	N74°32'23"W

**LINE TABLE (CONTINUED)**

LINE	LENGTH	BEARING
L59	108.98'	N85°14'28"W
L60	63.80'	S74°36'17"W
L61	287.04'	S15°27'37"W
L62	139.69'	N15°27'37"E
L63	40.10'	S30°03'12"E
L64	40.05'	S60°54'24"W
L65	84.52'	N79°06'00"W
L66	64.97'	N83°20'55"W
L67	65.71'	N73°40'16"W
L68	47.79'	N69°31'03"W
L69	54.71'	N41°29'30"W
L70	30.88'	N07°49'08"W
L71	49.83'	N03°28'23"W
L72	89.45'	N20°08'42"E
L73	55.11'	N20°17'51"E
L74	84.19'	N3°50'23"E
L75	21.22'	N78°54'25"E
L76	39.53'	S79°54'25"W
L77	73.39'	S32°50'23"W
L78	52.71'	S00°17'51"W
L79	85.24'	S20°08'42"W
L80	44.89'	S03°28'23"E
L81	24.06'	S07°49'08"E
L82	43.60'	S41°29'30"E
L83	42.07'	S69°51'03"E
L84	63.35'	S74°40'16"E
L85	64.02'	S83°20'55"E
L86	86.95'	S79°06'00"E

**CURVE TABLE**

CURVE	LENG	RADIUS	CHORD
C1	38.11'	30.00'	S20°58'48"W 33.97'
C2	4.26'	260.00'	S75°00'33"E 4.26'
C3	72.20'	260.00'	S83°26'03"E 71.97'
C4	68.62'	260.00'	N81°02'58"E 68.42'
C5	59.55'	260.00'	N66°55'39"E 59.42'
C6	66.18'	200.00'	N69°50'45"E 65.89'
C7	90.74'	200.00'	S87°32'17"E 89.97'
C8	47.12'	30.00'	S29°32'13"E 42.43'
C9	59.17'	200.00'	S23°56'08"W 58.95'
C10	22.38'	260.00'	S17°55'34"W 22.37'
C11	43.85'	30.00'	N60°54'24"E 40.05'
C12	21.02'	25.00'	S48°56'53"E 20.41'
C13	66.89'	60.00'	N46°42'54"W 63.48'
C14	14.75'	60.00'	S84°13'12"E 14.71'
C15	51.60'	60.00'	S52°32'14"W 50.03'
C16	47.85'	60.00'	S05°03'14"W 46.59'
C17	50.56'	60.00'	S41°59'47"E 49.07'
C18	60.90'	60.00'	N84°21'20"E 58.32'
C19	21.02'	25.00'	S79°52'06"W 20.41'
C20	0.66'	25.00'	N75°17'50"W 0.66'
C21	34.77'	50.00'	N38°47'03"W 32.86'
C22	10.90'	870.00'	N15°06'05"W 10.90'
C23	0.48'	200.00'	S78°23'41"W 0.48'
C24	11.02'	30.00'	N25°58'48"E 10.95'
C25	1.87'	30.00'	N1°34'07"E 1.87'
C26	9.14'	30.00'	N03°09'06"E 9.11'
C27	1.34'	30.00'	N73°15'52"E 1.34'
C28	1.40'	30.00'	S75°52'51"E 1.40'
C29	1.87'	30.00'	N17°14'51"E 1.87'



**SITE DATA**

TOTAL ACREAGE	6.772	TOTAL LINEAR FEET OF STREET	1096
TOTAL LOTS	17	TRIUMPH DR. SW	521
ACREAGE IN PASSIVE OPEN SPACE	0.065	COURAGE CT. SW	575
ACREAGE IN ACTIVE OPEN SPACE	0.000	TOTAL NO. OF LOTS PRIOR TO SUBDIVISION	1
ACREAGE IN STREET R/W	1.569	AVERAGE IMPERVIOUS AREA PER LOT (SQUARE FEET)	3716*
ACREAGE IN LOTS	5.127		

\* IMPERVIOUS AREA CALCULATED BY AVERAGE BUILDING PAD FOOTPRINT FOR THIS PHASE. ACTUAL IMPERVIOUS AREA MAY VARY.

**CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS**

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENGROVE SUBDIVISION PHASE 1, PHASE 4, MAP 2.

1/24/07 *Sue C. Hyde*  
DATE DIRECTOR OF ENGINEERING

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, *Jonathan Marshall*, REVIEW OFFICER OF THE CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

1/30/2007 *Jonathan Marshall by David Whitley*  
DATE REVIEW OFFICER

**CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION**

I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 1/30/07.

1/30/07 *Tom Deason*  
DATE CITY CLERK DEPUTY

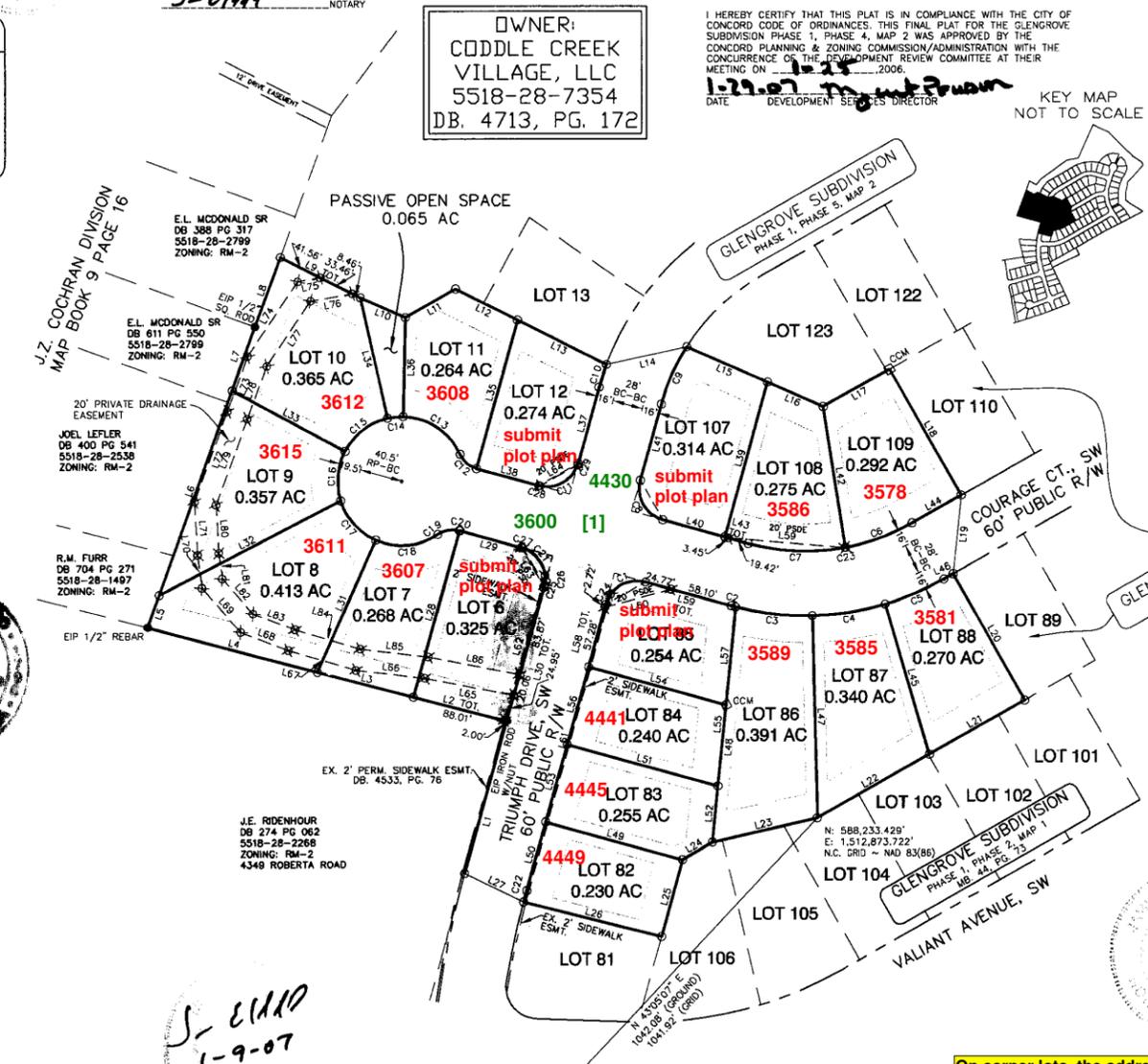
**FILING STATEMENT**

FILED FOR REGISTRATION ON 2nd DAY OF February, 2007 AT 9 O'CLOCK A.M. AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK 51 PAGE 77.

LINDA WABEE REGISTER OF DEEDS  
B. *Shirley Blaylock* ASSISTANT/DEPUTY

- NOTES:**
- (1) TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
  - (2) AREAS DETERMINED BY COORDINATE COMPUTATIONS.
  - (3) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
  - (4) AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AND ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE DATED NOVEMBER 2, 1994.
  - (5) PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
  - (6) ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
  - (7) CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

- REFERENCES:**
- (1) DEEDS SHOWN HEREON.
  - (2) CABARRUS COUNTY TAX MAP 5518-01.
  - (3) PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING AND SURVEYING, INC. AS REVISED 12/04/86.
  - (4) PLAT ENTITLED PROPERTY OF THE J.R. BLACKWELDER ESTATE, DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
  - (5) PLAT ENTITLED SECTION 1-A WOLF MEADOW ACRES DATED AUGUST 14, 1975 MAP BOOK 17 PAGE 32 CABARRUS COUNTY REGISTER OF DEEDS.
  - (6) PLAT ENTITLED PEBBLEBROOK ACRES DATED 12-19-70 MAP BOOK 17 PAGE 30 RIGHT-OF-WAY INFORMATION OBTAINED FROM NCDOT RIGHT OF WAY AGENT ROBERT SWEENEY LOCATED AT THE ALBEMARLE, NC OFFICE.
  - (7) PLAT ENTITLED "BOUNDARY SURVEY FOR CODDLE CREEK VILLAGE, LLC PROPERTIES" DATED JULY 28, 2003 AND REVISED 8/5/2003 BY CONCORD ENGINEERING AND SURVEYING, CESI JOB NO. 011105.001.
  - (8) PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T ACCESS" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
  - (9) PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T ACCESS AND CITY OF CONCORD UTILITIES" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
  - (10) GLENGROVE PHASE 1 SHEETS 1-14 BY TURNBULL-SIGMON DESIGN AS REVISED 1/15/2004.



**PLAT CERTIFICATION**

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN AS SHOWN THAT THE RATIO OF PRECISION AS CALCULATED IS 1:60,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT:

A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. ANY OF THE FOLLOWING:  
1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;  
2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR  
3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVIDINGS CONTAINED IN (c) THROUGH (e) ABOVE.

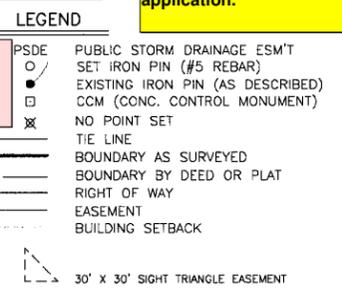
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF January 2007.

*J. E. Craddock*  
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039

**Street Blades:**  
[1] 4430 Triumph Dr SW at 3600 Courage Ct SW

**Street Key #'s**  
Triumph Dr SW - 2679  
Courage Ct SW - 2811

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.



**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**

CITY OF CONCORD  
GLENGROVE SUBDIVISION PHASE 1 PHASE 4 MAP 2  
NAME OF SUBDIVISION  
TRIUMPH DRIVE & COURAGE COURT  
NAME OF STREETS IN SUBDIVISION  
CODDLE CREEK VILLAGE, LLC  
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED:  
*B. Craddock*  
REGISTERED PROFESSIONAL ENGINEER  
028314 11/01/07  
REGISTRATION NO. DATE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, JAMES E. CRADDOCK, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *James E. Craddock* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF January, 2007.  
MY COMMISSION EXPIRES: July 26, 2011  
*J. E. Craddock* NOTARY

**SUBDIVISION PLAT OF**  
**GLENGROVE SUBDIVISION PHASE 1**  
**PHASE 4 MAP 2**  
NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:  
CODDLE CREEK VILLAGE, LLC  
2300 SARDIS ROAD N., SUITE M  
CHARLOTTE, NC 28227

DATE: AUGUST 25, 2006 COMPUTED BY: GEG  
SCALE: 1" = 100' DRAWN BY: GEG  
JOB NO.: 030901\_001 CHECKED BY: JEC  
ACAD FILE: PH\_4MAP\_2.DWG  
SCALE IN FEET

**CE&S ENGINEERS - SURVEYORS - PLANNERS**

45 SPRING STREET SW CONCORD (704) 786-5404  
CONCORD, NC 28025 FAX (704) 786-7454  
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